CAPSULE SUMMARY SHEET

Survey No.: CH-403 (PACS A8) Construction Date: circa 1930

Name: C. Posey Herbert Property

Location: 8311 Leonardtown Road, Hughesville vicinity, Charles County

Private/Commercial/Occupied/Good/Restricted

Description:

The C. Posey Herbert Property is a 1½-story, front-gable commercial building located on the west side of Leonardtown Road in Hughesville, Charles County. The building has an asphalt shingle roof and is of rusticated, molded, concrete block construction with vinyl siding in the gable end. The structure has three garage door bays on its north elevation. Its setting is a level parcel located in a residential and commercial area along Leonardtown Road. It has commercial

properties to the north and south, and a light wooded area to the west.

Significance:

C. Posey Herbert purchased the .361 hectare (.894 acre) lot in 1909. According to the owner, a building was constructed on the land circa 1930 and was used as a car dealership. The Hughesville Volunteer Fire Department purchased the property in 1968 for the use of the department. The property was later sold to the current owners, Frank G. and Norma E. Stratchko in 1990, when the lot was reduced to its current size of .095 hectares (.23 acres). The property is not a significant resource, as it is an undistinguished example of a common building type. It has been altered with the enclosure of door and window openings, the addition of three

metal overhead garage doors, and the installation of vinyl siding.

Preparer P.A.C. Spero & Company January 1997

DOE ___yes ___no

Maryland Historical Trust Maryland Inventory of Historic Properties Form MD 5 - Hughesville Project

1. Name:	(indicate preferred	name)		
historic C. Pose	y Herbert Property			
and/or common H	ughesville Auto Service			
2. Locat	ion:			
street & number	8311 Leonardtown Road	not for publication		
city, town Hughe	sville vicinity of	congressional district		
state Maryland	county Cha	rles		
3. Class	ification:			
Categorydistrict _X_building(s)structuresiteobject	Ownershippublic _X_privateboth Public Acquisitionin processbeing considered _X_not applicable	Status _X_occupiedunoccupiedwork in progress Accessible _X_yes: restrictedyes: unrestrictedno	Present Useagriculture _X_commercialeducationentertainmentgovernmentindustrialmilitarytransportation	museumparkprivate residencereligiousscientificother:
4. Owner	of Property:	(give names and maili	ing addresses of <u>all</u>	owners)
name Frank G. aı	nd Norma E. Stratchko			
street & number 5	5516 Little Brook Drive	-	telephone no.:	
city,town La Plat	ta	sta	ate and zip code Md	20646-3633
5. Locat	ion of Legal	Description		<u>.</u>
Land Records Off:	ice of Charles County			liber 1438
street & number (Charles Street		120	folio 256
city,town La Plat	ta		· · · · · · · · · · · · · · · · · · ·	state MD
6. Repre	sentation in	Existing Histo	orical Surve	ys
title				
date		federal	statecounty	local
depository for su	urvey records			
city,town			state	

7. Description

Survey No. CH-403 (PACS A8)

Condition deteriorated excellent deteriorated Y good ruins fair unexposed	Check one unaltered _X_altered	Check one X original site moved	date of move _	
--	--------------------------------------	---------------------------------	----------------	--

Resource Count: 1

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The C. Posey Herbert Property is $1\frac{1}{2}$ -story, 1-bay front-gable commercial building on the west side of Leonardtown Road in Hughesville, Charles County. According to the owner, the building was constructed circa 1930 and originally served as a car dealership. It has an interior brick chimney and a shed roof addition on the south side of the building.

The structure has a asphalt shingle, front-gable roof with overhanging eaves and exposed rafter ends. The building is of rusticated, molded, concrete block, and has vinyl siding in the gable ends. The windows are wood, 6/6 double-hung unless noted otherwise.

The east, or front elevation has an entrance with a metal door. There is one, fixed-light wood window, and a second window opening has been infilled with plywood.

The south elevation has a shed roof addition with wood supports. There is a 4-light, wood door and a garage door bay infilled with wood. In addition, two windows are located on the elevation.

The west elevation has a wood, overhead garage door with sixteen lights. One window is located on each side of the garage door.

The north elevation has three, garage bays with metal overhead doors.

The interior has a mechanic's garage and a small office on the east side of the building.

The property is located on the west side of Leonardtown Road with commercial and residential properties to the north and east, commercial properties to the south, and a lightly wooded area to the west. The property is set in a mid-twentieth century commercial and residential area along Leonardtown Road, a major regional thoroughfare.

1400-149 1500-159 1600-169 1700-179 1800-189	Areas of Significance-Check and justify below _archaeology-prehistoricCommunity planninglandscape architecturereligion _archeology-historicconservationlawscience _agricultureeconomicsliteraturesculpture _architectureeducationmilitarysocial/ _artengineeringmusichumanitarian _commerceexploration/settlementphilosophytheater _communicationindustrypolitics/governmenttransportation _inventionother (specification)other (specification)	on
Specific o	tes circa 1930 Builder/Architect Unknown	
check:	Applicable Criteria:ABCD and/or Applicable Exceptions:ABCDEFG	
	Level of Significance:nationalstatelocal	

Prepare both a summary paragraph of significance and a general statement of history and support.

C. Posey Herbert purchased the .361 hectare (.894 acre) lot in 1909. According to the owner, a building was constructed on the land circa 1930 and was used as a car dealership. The Hughesville Volunteer Fire Department purchased the property in 1968 for the use of the department. The property was later sold to the current owners, Frank G. and Norma E. Stratchko in 1990, when the lot was reduced to its current size of .095 hectares (.23 acres). There are no detailed, published historic maps of Charles County, Maryland that locate and indicate ownership of structures.

The Maryland Colony was granted by King Charles I to Lord Baltimore in 1632. Two years later, the first European community was established at St. Mary's City. Subsequent colonization moved north, along the Potomac and Patuxent Rivers. As settlers migrated away from St. Mary's City, the formation of a new county became necessary, and Charles County was founded in 1658. This area was originally inhabited by Algonquins of the Powhatan Confederacy. Road clearing began in the mid-eighteenth century as a result of the establishment of port towns and Maryland's rising population. Tobacco cultivation dominated the economic and social life of Charles County until the mid-nineteenth century when soil exhaustion required agricultural diversification. The introduction of rail lines in the late nineteenth century linked Charles County with the north and south, encouraging trade. While the suburbanization of Charles County was ensured by the widespread availability of the automobile in the mid-twentieth century, the County has retained its rural and agricultural character.

The area that became Hughesville was located in Lord Baltimore's grant of 6,879.9 hectares (17,000 acres) of Newport Hundred to Major William Boarman during 1650-1699. This land included the region "east of Zachiah Swamp" and became known as Boarman's Manor. Hughesville does not appear on an 1840 Map of a Part of Maryland, and Fisher's 1852 Gazetteer of the State of Maryland did not list the community. Hughesville was located at the crossroads of two of the main routes through Charles County: Burnt Store to Patuxent City and on to Annapolis, (Burnt Store Road and Prince Frederick Road/Route 231) and Bryantown to Charlotte Hall and on to St. Mary's City (Leonardtown Road/Route 5). Accordingly, Hughesville is shown on Martenet's 1866 Map of Maryland, Atlas Edition. State Gazette and Merchants and Farmers Directory for The 1871 Maryland and the District of Columbia called Hughesville a "post town." Bland's 1887 Maryland Directory and State Gazetteer listed both Episcopal and Roman Catholic churches in Hughesville as well as a Friends' school, four (4) general merchandise stores, two (2) saloons, two (2) undertakers, a wheelwright, a blacksmith, a tobacco buyer, and a population of fifty (50).

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: C. Posey Herbert Property

SURVEY NO.: CH-403 (PACS A8)

ADDRESS: 8311 Leonardtown Road, Hughesville, Charles County

8. Significance (Continued)

Gannett's 1904 <u>Gazetteer of Maryland</u> defined Hughesville as a "post village...on the Washington, Potomac and Chesapeake Railroad" (Gannett 1904: 43). By 1906 the community was known as "a station of the Southern Maryland Railroad...and a banking town" with two (2) physicians, two (2) general stores, two (2) blacksmiths, a grist and saw mill, a flour mill, an undertaker and livery, a hotel, a hotel and saloon, a grocer and saloon, an insurance salesman, and a population of 150 (Maryland 1906: 667).

The C. Posey Herbert Property is an early twentieth century commercial building. The development of the automobile created a rise in roadside commercial development, particularly among primary routes. About the time of World War I, shops began to appear along these routes and included such structures as gas stations, produce stands, restaurants, and motels. To capture the public's attention, visible signs often appeared on the front of businesses, on billboards, and the sides of barns and other structures. As a result of an emerging society where most families owned an automobile, business owners often relocated in areas that were once rural, where land was cheaper and could accommodate large parking lots. These developments led to a decline in urban retail districts all over the country after World War II (Liebs, 1985: 5-9).

Early twentieth century rural, small-scale commercial buildings were often adaptations of simple dwelling designs. Most were of wood-frame construction and 1 to 2-stories in height. Often in 2-story structure, the upper story served as living quarters for the proprietor. These buildings usually had front-gable or parapeted flat roofs and featured large display windows and a sign located over the main entrance. These buildings usually had little decorative features, limited to transoms over the door and decorative signs (Liebs, 1985: 5-8).

Page 8.1 P.A.C. Spero & Company January 1997

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: C. Posey Herbert Property

SURVEY NO.: CH-403 (PACS A8)

ADDRESS: 8311 Leonardtown Road, Hughesville, Charles County

8. Significance (Continued)

National Register Evaluation:

Constructed circa 1930, the C. Posey Herbert Property is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A, as research conducted indicates no association with historic events or trends significant in the development of national, state, or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. It is not eligible under Criterion C, as the property is an undistinguished example of a common building type. The material integrity has been compromised by the enclosure of window and door openings, which changed the original fenestration patterns on the east and south elevations. In addition, the metal overhead garage doors on the north elevation have been replaced by wood doors, and vinyl siding has been installed in the gable ends. Finally, the structure has no known potential to yield important information, and therefore, is not eligible under Criterion D.

Eligibility recommended Comments	MARYLAND HISTORICAL TRUST Eligibility Not Recommended
Reviewer, OPS: Reviewer, NR Program:	Date: Stolas

Page 8.2 P.A.C. Spero & Company January 1997

Wind.

9. Major Bibliographical References Survey No. CH-403 (PACS A8)

See Continuation Sheet

10. Geographical Data

Acreage of nominated property
Quadrangle name _Hughesville, MD

Quadrangle scale 1:24,000

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries state code county code state code county code

11. Form Prepared By

name/title Caroline Hall/Eric Griffitts

organization P.A.C. Spero & Company

date January 1997

street & number 40 W. Chesapeake Avenue, Suite 412

telephone (410) 296-1635

city or town Baltimore

state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:

Maryland Historical Trust

DHCP/DHCD

100 Community Place

Crownsville, MD 21032-2023

(410) 514-7600

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: C. Posey Herbert Property

SURVEY NO .: CH-403 (PACS A8)

ADDRESS: 8311 Leonardtown Road, Hughesville, Charles County

9. Major Bibliographical References (Continued)

- Bland, John R., ed. <u>The Maryland Directory and State Gazetteer.</u> Baltimore: The Baltimore Publishing Company, 1887.
- Brown, Jack D., et al. <u>Charles County, Maryland, A History</u>. La Plata: Charles County Bicentennial Committee, 1976.
- Charles County Department of Assessment and Taxation. 101 Catalpa Drive, La Plata, Maryland.
- Charles County Land Records Office. Charles County Courthouse, Charles Street, La Plata, Maryland.
- Fisher, R.S. <u>Gazetteer of the State of Maryland, Compiled from the Returns of the Seventh Census of the United States, and Other Official Documents</u>. Baltimore: James S. Waters, 1852.
- Gannett, Henry. <u>A Gazetteer of Maryland</u>. Department of the Interior, United States Geological Survey, Bulletin No. 231, Series F, Geography, 39. Washington, D.C.: Government Printing Office, 1904.
- Hinkel, John V., ed. <u>See Charles County, Maryland, founded in 1658</u>. Compiled by John V. Hinkel & Associates. La Plata: Charles County Chamber of Commerce, 1959.
- KCI Technologies, Inc. <u>Draft Historic Context for the U.S. 301 South Corridor Transportation Study, Prince George's and Charles Counties, Maryland</u>. Prepared for the Maryland Department of Transportation, State Highway Administration, August 1996.
- Klapthor, Margaret Brown, and Paul Dennis Brown. <u>The History of Charles County, Maryland</u>. La Plata: Charles County Tercentenary, Inc., 1958.
- Liebs, Chester H. <u>Mainstreet to Miracle Mile: American Roadside Architecture</u>. Boston: Little Brown & Co., 1985.
- Map of a Part of Maryland, Copied from the Geological State Map. 1840. Maryland Historical Trust, Crownsville, Maryland.
- Martenet, Simon J. <u>Martenet's Map of Maryland, Atlas Edition</u>. Baltimore: Simon J. Martenet, 1866.
- Maryland, Delaware and District of Columbia State Gazetteer and Business Directory 1906-1907.

 Baltimore: R.L. Polk & Co., 1906.

Page 9.1 P.A.C. Spero & Company January 1997

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: C. Posey Herbert Property

SURVEY NO.: CH-403 (PACS A8)

ADDRESS: 8311 Leonardtown Road, Hughesville, Charles County

9. Major Bibliographical References (Continued)

- P.A.C. Spero & Company. Maryland Historic Context, Montgomery County and Prince George's County, Intercounty Connector Project. Volume I. Prepared for the Maryland Department of Transportation, State Highway Administration. Baltimore: P.A.C. Spero & Company, October 1996.
- Rivoire, J. Richard. <u>Homeplaces, Traditional Domestic Architecture of Charles County, Maryland</u>. La Plata: Southern Maryland Studies Center, 1990.
- State Gazette and Merchants and Farmers Directory for Maryland and the District of Columbia. Baltimore, 1871.
- Frank G. Stratchko. Interview by Eric F. Griffitts, 8 January 1997.
- Wearmouth, John M. <u>Charles County's Railroad</u>. Prince George's County Historical Society, Glendale, Maryland.

Page 9.2 P.A.C. Spero & Company January 1997

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: C. Posey Herbert Property

SURVEY NO.: CH-403 (PACS A8)

ADDRESS: 8311 Leonardtown Road, Hughesville, Charles County

Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:

Western Shore

Chronological/Developmental Period Theme (s):

Modern Period A.D. 1930-Present

Prehistoric/Historic Period Theme(s):

Economic (Commercial and Industrial)

RESOURCE TYPE:

Category (see Section 3 of survey form):

Buildings

Historic Environment (urban, suburban, village, or rural):

Village

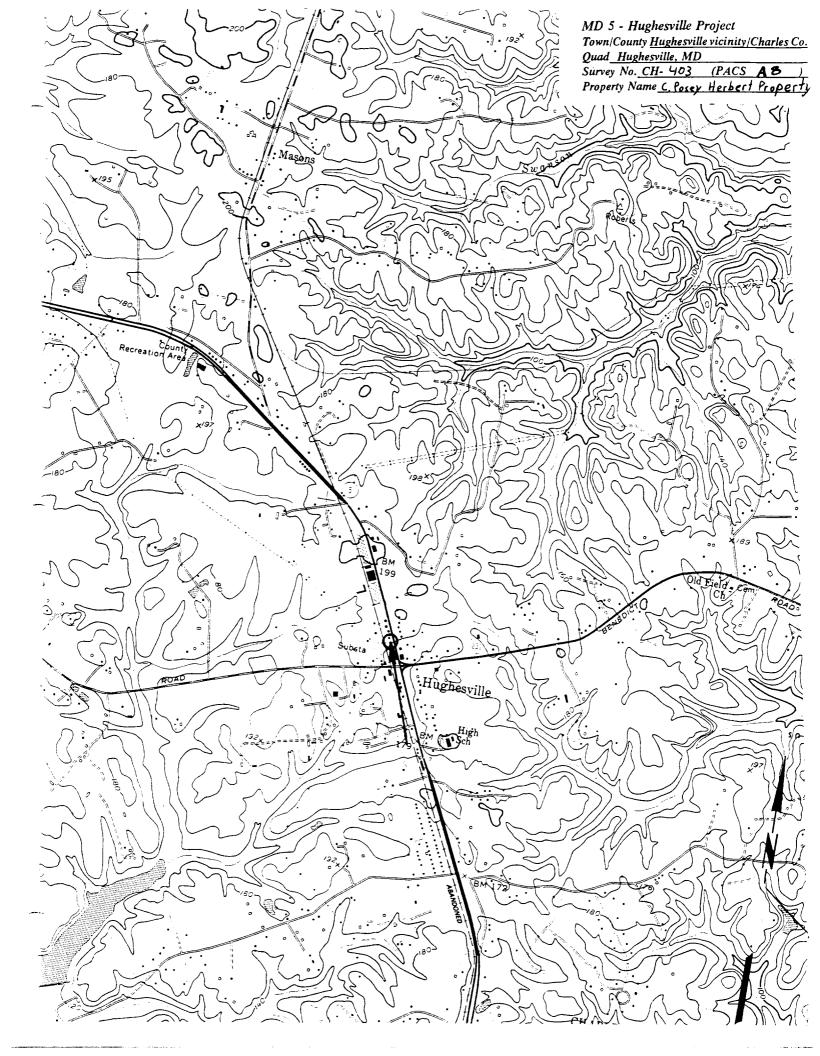
Historic Function(s) and Use(s):

Commercial

Known Design Source (write none if unknown):

None

Preparer P.A.C. Spero & Company January 1997





CH-403 & C. Posey Herbert Property I Charles County MD 4 Eric Graffas 5 January 1997 6 MD SHPO 7 South and East Elevations, view NW 8 1 of 4



2 C Posey Herbert Property I

3 Charles County MD

4 Eric Gentits

5 January 1997

6 MD SHPO

7 North elevation, views W

8 20 4



CH-403 2 (posey Herbert Property I 3 Charles County All 4 EVIC FIFTHS 5 January 1997 6 MD SHP East elevation, V. CW W 3 of 4



CH-403 2 C. Posey Herbert Property 1 3 Charles County AD 4 EVIC GrATITS 5 January 1997 6 MD STIPO West elevation view SE 8 4 of 4